



VACANT LAND DISCLOSURE STATEMENT



Property Address:

6401 S.R. 144 Coolidge, OK 75723

Seller(s) Name:

Terry D. Gibson + Deborah A. Gibson

NOTICE TO BUYER AND SELLER: This document is a good faith statement of condition of the above named property as it is known by the Seller as of the date completed. The Seller makes the following disclosures with the intent that prospective buyers may rely on the information as a description of the property to the best of the Seller's knowledge. This disclosure is not a warranty of any kind by the Seller or Seller's agent. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon the Seller's knowledge of the property condition. The Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction, condition or improvements of this property. ONLY the Seller must complete this document prior to listing. Seller must describe the condition of the property to the best of his/her knowledge and explain as completely as possible any problems, repairs, etc.

1. CLAIMS AND ASSESSMENTS

- a. Are you aware of existing, pending or proposed legal actions, claims, special assessments, municipal services taxing or benefit charges or unpaid assessments affecting this property? ☐ YES ☒ NO

If YES, please explain: _____

- b. Have any local, state or federal authorities notified you of a violation of governmental regulation or violation of covenant restrictions? ☐ YES ☒ NO

If YES, please explain: _____

- c. Are you aware of any eminent domain proceedings involving the property? ☐ YES ☒ NO

If YES, please explain: _____

2. USE RESTRICTIONS

Are you aware:

- a. of any subdivision, municipality, zoning or other recorded covenants, conditions or restrictions? ☐ YES ☒ NO
b. of any resale restrictions? ☐ YES ☒ NO
c. of any restrictions on leasing the property? ☐ YES ☒ NO
d. of any right of first refusal to purchase the property? ☐ YES ☒ NO

If any answer to questions 2a-2d is yes, please explain: _____

3. SURVEY

- a. Has the land been surveyed? ☒ YES ☐ NO If YES, name of company/surveyor: _____
b. Has this land been platted? ☐ YES ☐ NO If YES, has a certificate of survey been completed? ☐ YES ☐ NO
c. Are you aware of any encroachments or boundary line disputes? ☐ YES ☒ NO
d. Are you aware of any easements other than utility/drainage easements? ☒ YES ☐ NO - AT&T + Columbia Gas
e. Are you aware if the property is in an earthquake zone? ☐ YES ☒ NO
f. Are you aware if the property contains wetlands area? ☐ YES ☒ NO

4. ENVIRONMENT

Are you aware:

- a. of any substances, materials, products, pollutants or contaminants which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? ☐ YES ☒ NO

If YES, please explain: _____

- b. of any abandoned wells, buried storage tanks, buried waste or debris on property? ☐ YES ☒ NO

If YES, please explain: _____

- c. of any clean up, repairs or remediation of the property due to hazardous substances, pollutants or contaminants? ☐ YES ☒ NO

If YES, please explain: _____

- d. of any endangered or protected species on the property? ☐ YES ☒ NO

Initials

Seller(s):

TDG DL

Buyer(s):

- e. of any electromagnetic fields located on the property? ☐ YES ☒ NO
- f. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to proposed development or proposed roadways? ☐ YES ☒ NO
- g. of any subsurface rights, mineral rights, or natural oil or gas or other leases affecting the property? ☐ YES ☒ NO
- If any answer to questions 4a-4g is YES, please explain: _____

5. FLOOD

Are you aware:

- a. if the property is designated in a 100 year flood plain? ☐ YES ☒ NO
- b. if the property has been flooded? ☒ YES ☐ NO
- c. if there has been drainage problems affecting the property or adjacent properties? ☐ YES ☒ NO

If any answer to questions 5a-5c is YES, please explain: _____

Property Located on Hocking River which can Flood

6. CONDITION OF THE PROPERTY

- a. Have any soil tests been performed? ☐ YES ☒ NO
- b. Are you aware of any fill or uncompacted soils? ☐ YES ☒ NO
- c. Are you aware of any settling, soil movement or sinkhole problems on the property or on adjacent properties? ☐ YES ☒ NO
- d. Are you aware of any dead or diseased trees on the property? ☐ YES ☐ NO

If any answer to questions 6a-6d is YES, please explain: _____

7. UTILITIES

- a. What type of irrigation does the property have? *N/A*
- b. Have percolation tests been performed? ☐ YES ☐ NO If yes, date of test and by which person/company? *N/A*
- c. Does the property have connection to the following:
- | | | |
|--|---|---|
| private water system off the property: ☐ YES ☒ NO | public water: ☐ YES ☒ NO | public sewer: ☐ YES ☒ NO |
| natural gas service: ☒ YES ☐ NO | water well: ☒ YES ☐ NO | septic tank: ☒ YES ☐ NO |
| | electric utility: ☒ YES ☐ NO | |
- d. Does the boundary of the property have connection to the following:
- | | |
|--|---|
| private water system access: ☐ YES ☒ NO | public water system access: ☐ YES ☒ NO |
| telephone service access: ☒ YES ☐ NO | electric service access: ☐ YES ☐ NO |
| | natural gas access: ☒ YES ☐ NO |
- e. Have any utility charges been paid? ☒ YES ☐ NO If YES, which charges were paid? _____

8. OTHER MATTERS

Is there anything else that materially affects the value of the property? ☐ YES ☐ NO

If YES, please explain:

Electric - 3- meters - 180⁰ per month

Gas - Summer - 25⁰ Winter - max 300⁰ no

Phone - 60⁰ no

Internet - 80⁰ no

Trash - 24⁰ no

Initials

Seller(s):

JDG

Buyer(s):

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Except as stated above, no material problems exist with respect to the property as of the date below. Seller hereby authorizes disclosure of the information contained in this disclosure statement to the multiple listing service of which Seller's agent is a member, and to prospective buyers or any person or entity in connection with the actual or anticipated sale of the property. The information is provided by the Seller, and is not intended to replace independent profession inspections requested by the Buyer.

Jerry D. Gail 11-1-19
Seller Signature Date

Richard B. Cook 11-1-19
Seller Signature Date

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

Buyer hereby acknowledges receipt of the Seller's Vacant Land Disclosure Statement about the property. Buyer understands that this information is a description of the property to the best of the Seller's knowledge and is not a warranty of any kind by Seller or Seller's agent. Buyer hereby acknowledges that the information contained herein is not a substitute for any independent professional inspections that Buyer may wish to obtain. Buyer further acknowledges that the REALTORS® involved in this transaction made no representations that are inconsistent to the foregoing statements of the Seller.

Buyer Signature Date

Buyer Signature Date